

**REQUEST FOR
ACTION BY:****TOWN OF CLARENCE, N.Y.**

- ☒ Appeal Board
☐ Planning Board
☐ Town Board

- ☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Jonathan BleuerDate September 27, 2016**Action Desired** Applicant requests a variance of:

1) 1,800 square feet to allow a 2,000 square foot detached accessory structure.

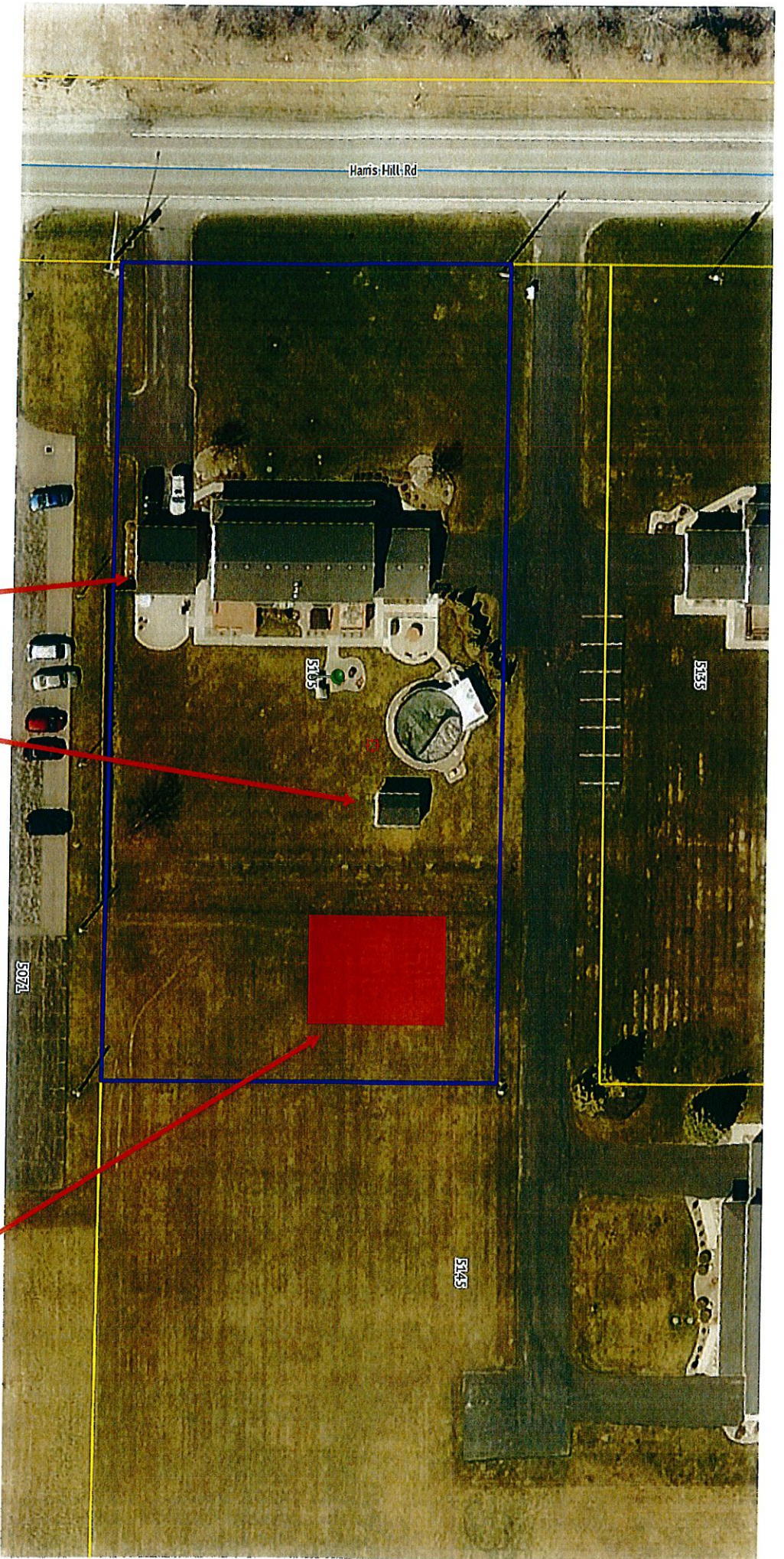
2) 4' 6" to allow a 20' 6" tall detached accessory structure.

Both requests relate to 5105 Harris Hill Road, located in the Residential Single-Family zone.

Reason Town Code Reference:§229-55 (H)§229-55 (E) (2)**PLEASE PRINT****Name** Mary Beth Kiesel**Address** 5105 Harris Hill RoadWilliamsville NY 14221**Town/City** Williamsville **State** NY **Zip** 14221**Phone** 716-830-0880**Signed** SIGNATURE ON FILE

Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action**Approved** ☐**Rejected** ☐ by on 20**Approved** ☐**Rejected** ☐ by on 20**Published (Attach Clipping)** on 20**Hearing Held by** on 20**Final Action Taken****Approved** ☐**Rejected** ☐ by on 20**Published (Attach Clipping)** on 20**Filed with Town Clerk** on 20**Filed with County Clerk** on 20



* note the parcel lines displayed are approximate
5105 Harris Hill Road



Existing detached accessory structure to be removed

Existing detached accessory structure received variance for construction on 7-13-10

Proposed detached accessory structure (40'x50' = 2,000 sqft)

21.5 feet tall to roof peak



Parallel with
Harris Hill Road

Parallel with
Harris Hill Road

150.0

150.0

90°00'

90°00'

90°00'

90°00'

Town of
Clarence, N.Y.
Erie Co., N.Y.

291.0

291.0

291.0

Northerly Line of Sheridan Drive

Southerly Line of Farm Lot 3

Part of
Farm Lot 3
Section 14
T. 12-R. 6.

Vacant

Vacant

1 Acre

1 Acre

30°34'-20"

50.0

2649.43
2699.43

150.0

45.0

Easterly Line of Harris Hill Road

HILL

ROAD

(56' Wide)

(95' Wide)

DRIVE


291.0

90°00'

90°00'

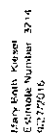
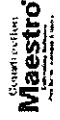
S

14' wall

	Parco Building Systems Inc. 6140 First St. Newfane, NY 14108 Business: 716-778-8552 Fax: 716-778-8961 Sales Associate: [None]
<u>Building Specifications</u>	
Building Width	40'
Building Length	50'
Building Height	14'
Eave Overhang	12 in.
Gable Overhang	12 in.
Pitch of Roof	4 in./12
Style of Building	Post Frame
Customer Name	Mary Beth Kiesel
Customer Address	5105 Harris Hill Williamsville, NY 14221
Customer Phone	Call 830-0800
Estimate Number	3214
Date of Estimate	9/27/2016 This quote is good for 15 days.

powered by Symun Systems, Inc. www.symun.com

Note: The reports, elevations, diagrams, and drawings included in this estimate are not architectural blueprints. The builder is responsible for structural integrity, proper usage of materials, and adhering to local building codes. Always be sure to verify the materials and drawing packet with your local building inspector, engineer, or architect. Every effort has been made to create accurate and detailed drawings and reports. However, due to the number of combinations of materials that can be used, there exists the possibility for errors. This packet is an estimate and should be reviewed by the builder before starting the project. Symun Systems, Inc. accepts no responsibility for engineering, building codes violations, or the structural integrity of the building.



GABLE1 CROSS SECTION

ROOF LAYER 1: CHARCOAL MAX-RIB 90 STEEL PANEL

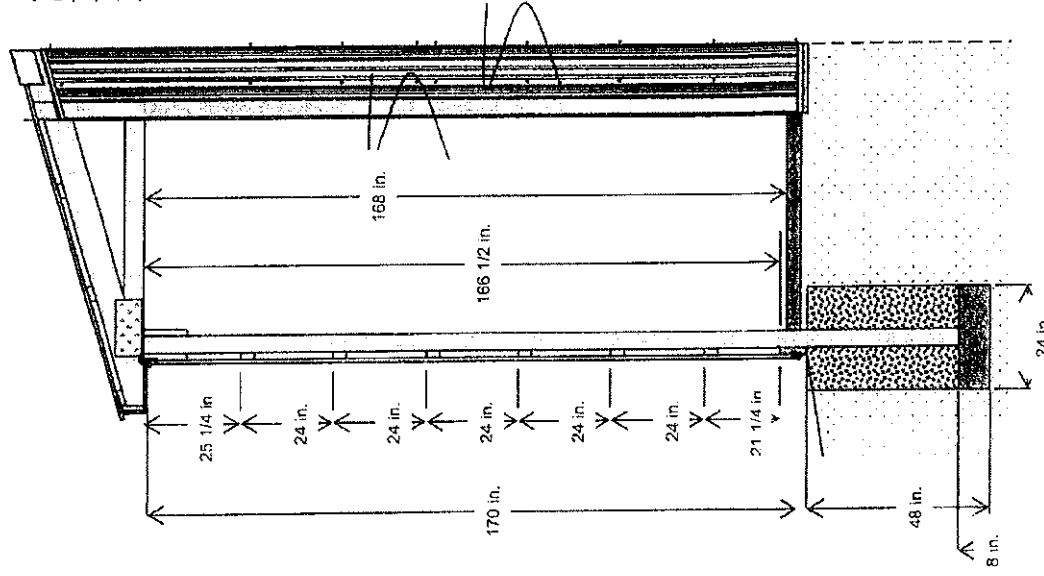
PURLINS: 2 X 4 CONSTRUCTION GRADE FASTENED
LAYING FLAT
SUB FACIA: 2 X 6 CONSTRUCTION GRADE
FACIA COVERING: ASH GRAY STEEL 5 1/2 IN. FASCIA 6
X 10 FT 0 IN
UNDEREAVE: PARCO STOCK SILVER ASH VINYL SOFFIT
12 IN X 12 FT

CORNER POSTS: RIGIDPLY RAFTERS 3 PLY 5.25 X
4.063
INTERMEDIATE POSTS: RIGIDPLY RAFTERS 3 PLY 5.25
X 4.063 SPACING 8 FT O.C.
EXTERIOR CARRIER: CONSTRUCTION GRADE 2 X 12
INTERIOR CARRIER: CONSTRUCTION GRADE 2 X 12
EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 4
WALL LAYER 1: ASH GRAY MAX-RIB 90 STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 8

SIDING BEGINS 4 1/2 IN. BELOW THE TOP OF SKIRT
BOARD

EARTH GRADE BEGINS 7 1/4 IN. BELOW THE TOP OF
SKIRT BOARD

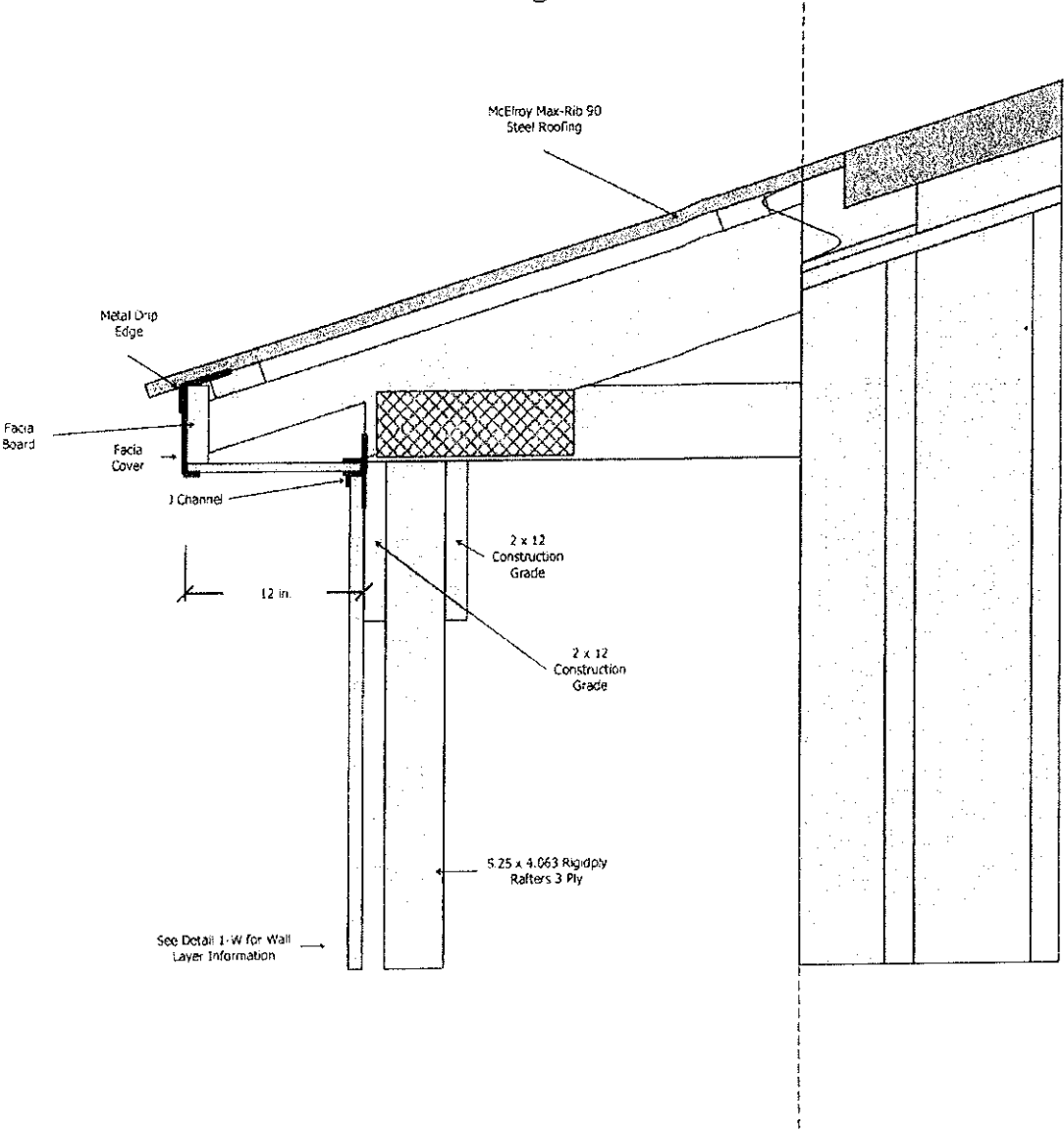


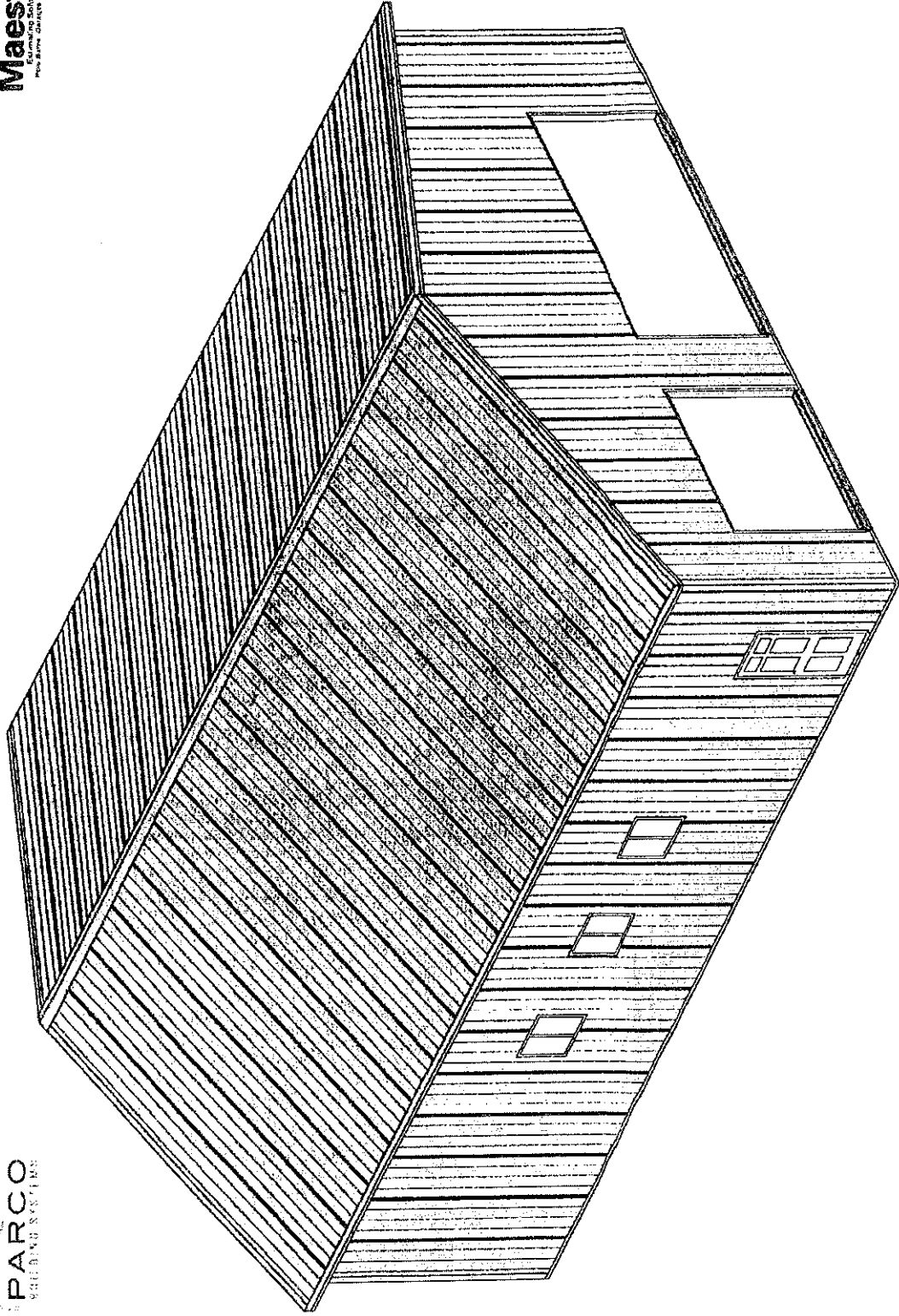
4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
(HEEL HEIGHT: 0-7-14 OR 7 7/8 IN.)
TRUSS SPACING: 48 IN. O.C.
TRUSS LOADING INFORMATION:
TCLL/TCDL/BCLL/BCDL 47-7-0-5
TOTAL TRUSS LOADING = 47705 P.S.F.
BRACE PER TRUSS MANUFACTURER'S
RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 1 1/2 in.
BELOW THE TOP OF THE SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH -
3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
BACKFILL HOLE WITH SAND/GRAVEL FILL & COMPACT
24 IN. WIDE X 8 IN. THICK PIER FOOTING USING RED-
MIX CONCRETE
WITH MINIMUM STRENGTH/2500 P.S.I.

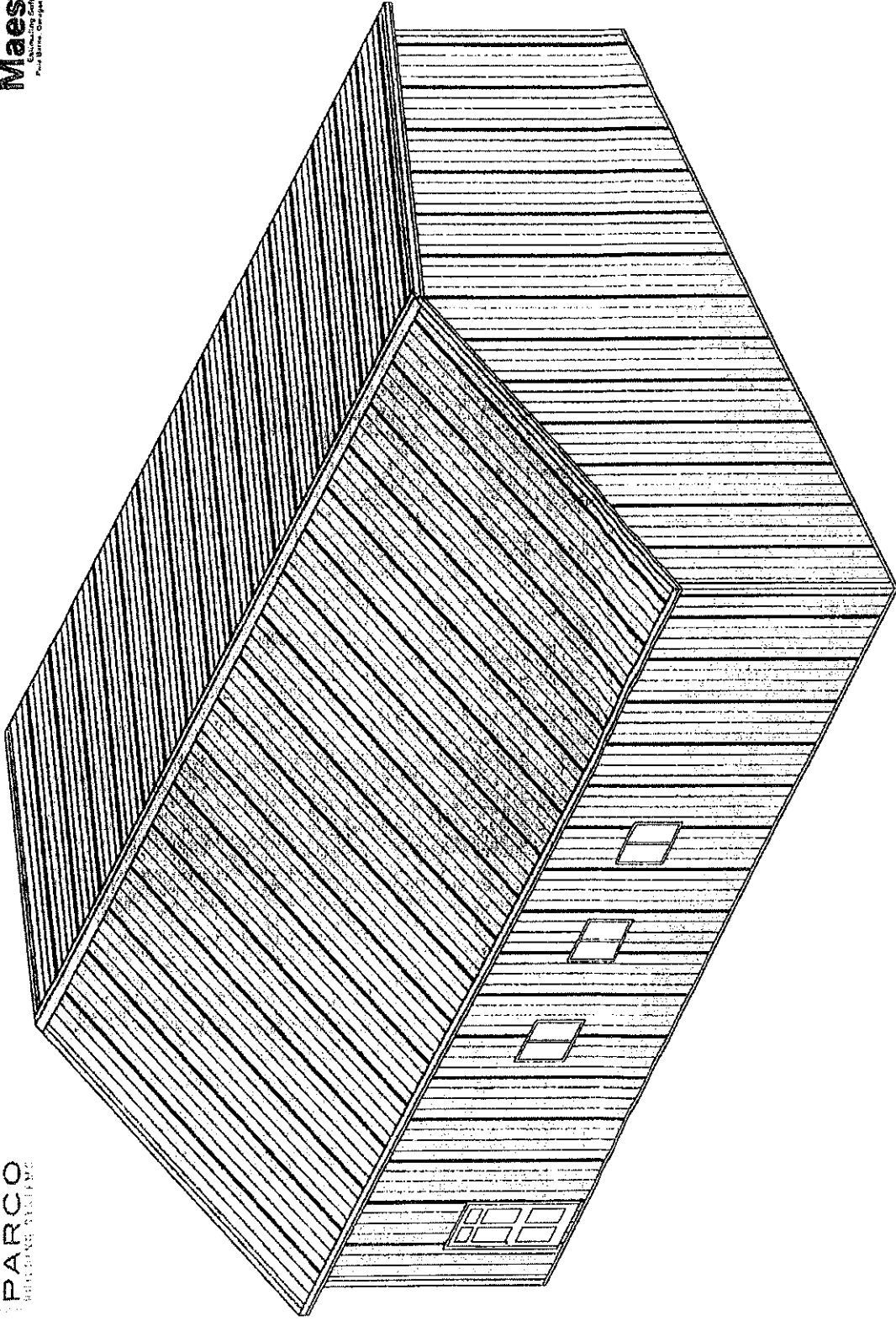
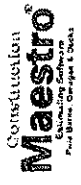
Mary Beth Kiesel
Estimate Number: 3214
9/27/2016

Overhang Detail

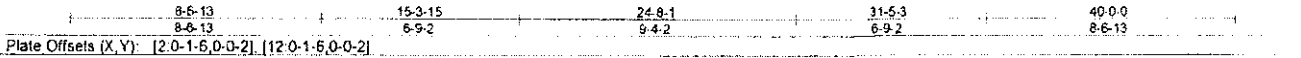




Mary Beth Kiesel
Estimate Number: 3214
9/27/2016



Mary Beth Kiesel
Estimate Number: 3214
9/27/2016



LUMBER		BRACING	
TOP CHORD	2 X 6 SPF 2100F 1.8E "Except" 5-7,7-9: 2 X 6 SPF No.2	TOP CHORD	2-0-0 oc pultrus (2-4-11 max.) (Switched from sheathed Spacing > 2-0-0).
BOT CHORD	2 X 6 SPF 2100F 1.8E "Except" 16-17: 2 X 6 SPF No.2	BOT CHORD	Structural wood sheathing directly applied or 8-11-6 oc bracing
WEBS	2 X 4 SPF Stud "Except" 7-18,7-15: 2 X 4 SPF No.2	JOINTS	1 Brace at J(s): ?

FORCES (lb)- Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-3=-8317/1260, 3-4=-7675/1127, 4-20=-6345/926, 5-20=-6236/933, 5-6=-6201/941, 6-7=-6337/1024, 7-8=-6337/1024, 8-9=-6201/941, 9-21=-6236/933, 10-21=-6345/926, 10-11=-7675/1128, 11-12=-8317/1261

BOT CHORD 2-19=-1222/7695, 18-19=-978/6599, 17-18=-528/4794, 15-17=-528/4794, 14-15=-857/6859, 12-14=-1103/7695

WEBS 8-18=-1047/209, 8-15=-1047/209, 3-19=-631/257, 4-19=-59/567, 4-18=-1367/306, 7-18=-383/2591, 7-15=-383/2591, 10-16=-1367/307, 10-14=-61/567, 11-14=-631/258

- 1) Wind: ASCE 7-05: 90mph; TCDFL=3.0psf; BCDFL=3.0psf; h=30ft; Cat. I; Exp B; enclosed, MWFRS (low-rise) gable end zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
- 2) TCLL: ASCE 7-05; Pg=50.0 psf (ground snow); Ps=31.5 psf (roof snow); Category I; Exp B; Partially Exp.; Ct=1 2; Unobstructed slippery surface
- 3) Roof design snow load has been reduced to account for slope.
- 4) Unbalanced snow loads have been considered for this design.
- 5) This truss has been designed for greater of min roof live load of 20.0 psf or 2.00 times flat roof load of 33.6 psf on overhangs non-concurrent with other live loads.
- 6) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load
- 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except if=lb) 2=572 1=572.
- 9) This truss is designed in accordance with the 2006 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- 10) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss
- 11) Graphical purlin representation on does not depict the size or the orientation of the purlin along the top and/or bottom chord

A circular professional engineer seal for the State of New York. The outer ring contains the text "STATE OF NEW YORK" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle features the name "JUAN GARCIA" at the top, a central illustration of the State of New York coat of arms, and the license number "No. 080091" at the bottom.

WARNING Verify design parameters and READ NOTES ON THIS AND INCLUDED KITEK REFERENCE PAGE #1747; rev. 10-08 BEFORE USE.
Design valid for use only with Metek connectors. This design is based only upon parameters shown and is for an individual building component.
Applicability of design parameters and proper incorporation of component is responsibility of building designer, not this designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult **ANSI/TPI1 Quality Criteria, D38-89 and BCSI Building Component**
Safety Information: available from Rust-Plate Inc. 7811 Lee Street, Suite 312, Alexandria, VA 22314



Job	Truss	Truss Type	Qty	Ply	Parco	
PARCOTRUSS2011	40	COMMON	1		1	117623462
Job Reference (optional)						
Shoreline Truss & Pallet LLC Lockport,N.Y. 14094						* 255 s Mar 23 2011 MiTek Industries Inc - Fri Apr 01 11 12 20 2011 Page *

**REQUEST FOR
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- ☒ Appeal Board
☐ Planning Board
☐ Town Board

- ☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Planning and Zoning

Date September 28, 2016

Action Desired Applicant requests a variance to allow a 200' front yard setback for the construction of a single family residence located at 9840 Keller Road in the Agricultural-Rural Residential zone.

Reason Town Code Reference:
§229-41(A)

PLEASE PRINT

Name	Katie Gutillo & Jeff Braunschneider		
Address	195 Via Foresta Ln		
	Williamsville	NY	14221
Town/City	State	Zip	
Phone	716-913-2586		
Signed	SIGNATURE ON FILE		

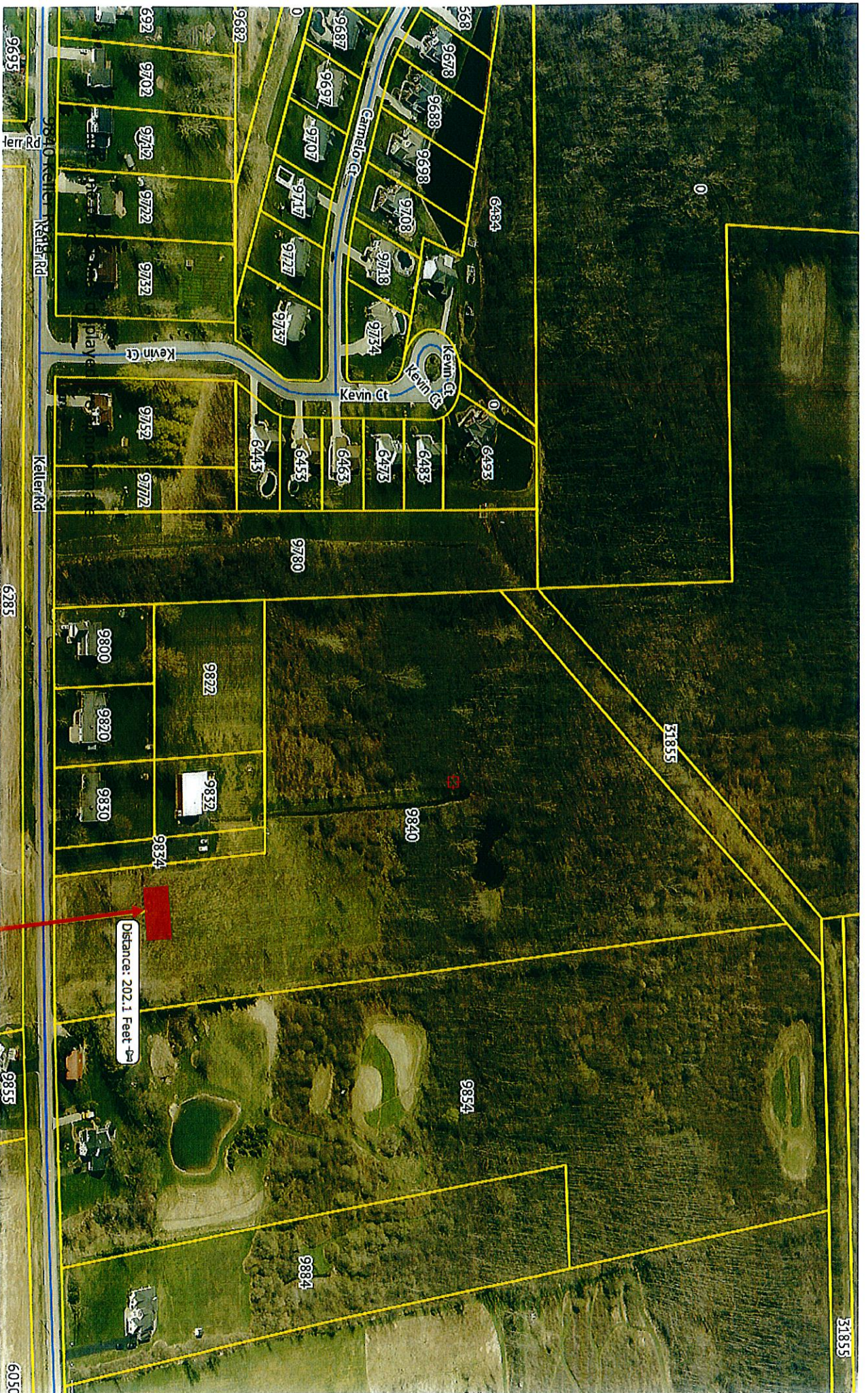
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Initial Action

Approved ☐
 Rejected ☐ by on 20
 Approved ☐
 Rejected ☐ by on 20
 Published (Attach Clipping) on 20
 Hearing Held by on 20

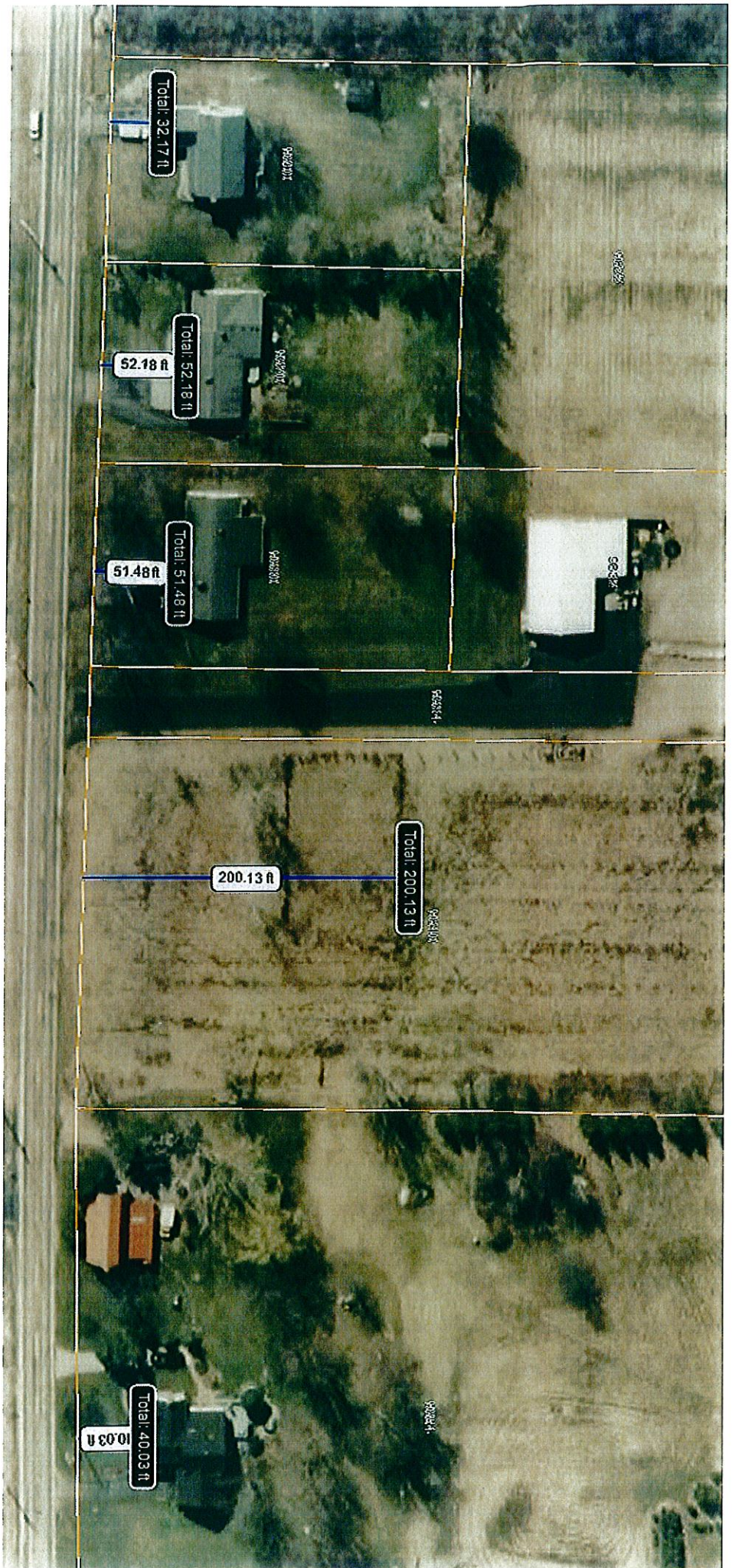
Final Action Taken

Approved ☐
 Rejected ☐ by on 20
 Published (Attach Clipping) on 20
 Filed with Town Clerk on 20
 Filed with County Clerk on 20



Proposed residential single family home with 200' front yard setback





ROAD

SCALE : 1 : 1745

N

2022年12月24日 星期六

6. 57. 1946. 1. 5. 1946.

1. *Chlorophyll a* (Chl a) is the primary photosynthetic pigment in most plants and algae. It is a green pigment that absorbs light energy in the blue and red regions of the visible spectrum.

67-1009
JAN 28 1967

ROAD

KELLER

ROAD

1282.93 REC. -- 1281.79 MEAS

656 70

00

37.028± ACRES
 37.028± ACRES

2377.37 MEAS.

RECEIVED 3-7-2016
 REWATED 10-25-1080

ottnay & miller, L.L.P.C.
 25 BUFFALO STREET - ARRON, NEW YORK 14031
 PHONE: (716) 542-5764 FAX: (716) 542-0206
 DATE 11-30-1987 REVISED

6337
 SEE 5140

[illegible]

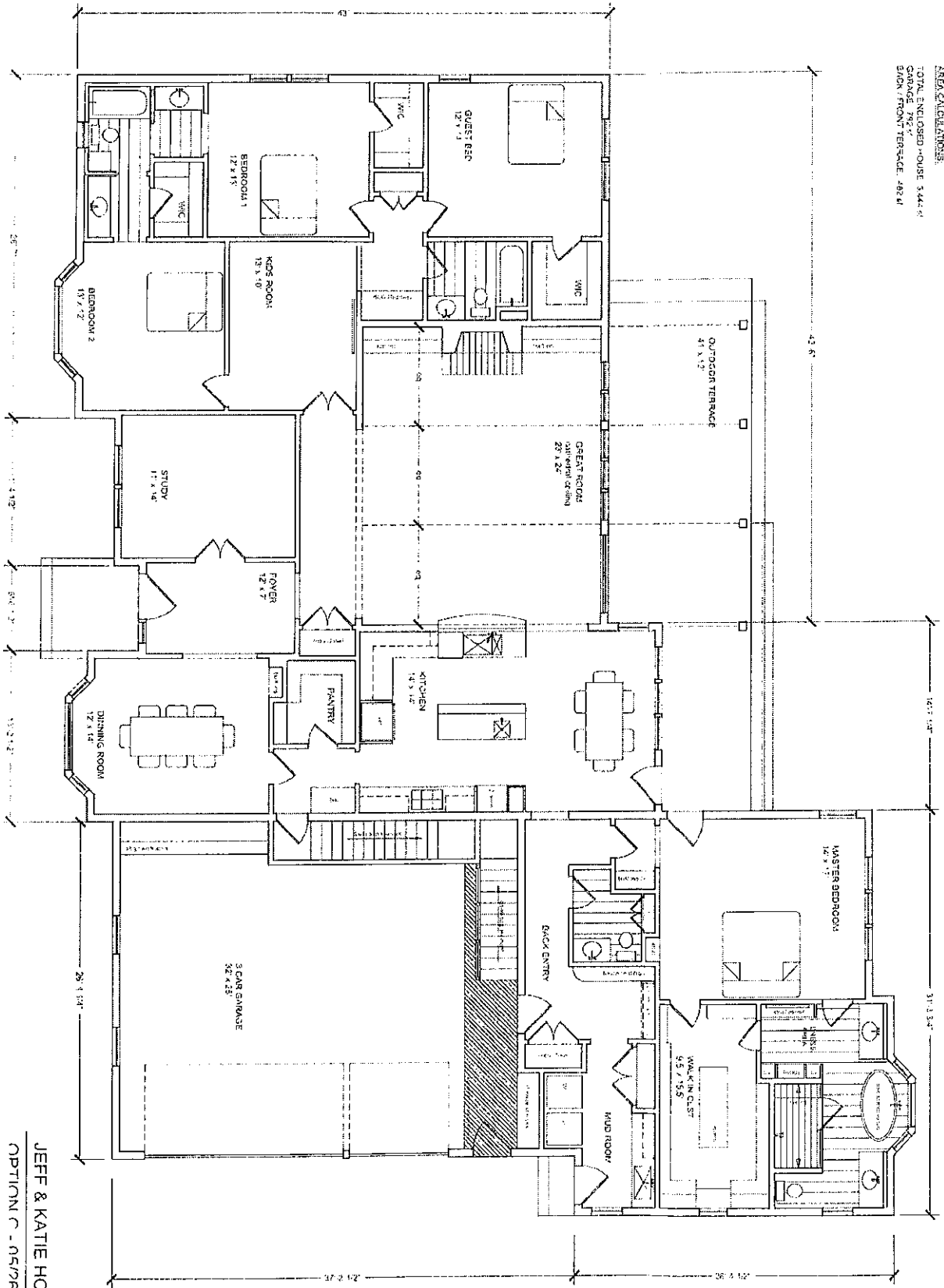
THEY WERE MARKED WITH AN ORANGE AND WHITE
SQUARES, EMBROIDERED WITH THE
NAME IN CAPITAL LETTERS TO BE MADE THE
"SQUAD" OF THE "SQUAD" OF THE "SQUAD"

PART OF LOT 3 SEC 8
TWP. 12 RGE 6
VILLAGE OF CLARENCE
COUNTY OF ERIE N.Y.

Robert M. La Follette

Jeff and Katie 052616 FINAL PDF.pdf

AREA CALCULATIONS:
TOTAL ENCLOSED - HOUSE 3,444 SF
GARAGE 184 SF
BRN FRONT TERRACE 482 SF



JEFF & KATIE HOUSE
OPTION C - 05/26/16



U.S. Fish and Wildlife Service

National Wetlands Inventory

Apr 5, 2016



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

User Remarks:

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy of the data shown on this map. Wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Ditch

Drainage Swale For East Side

Fence 5' chainlink

6" structure

50.3'

Swale

Aspen Trunk (Swale)

septic

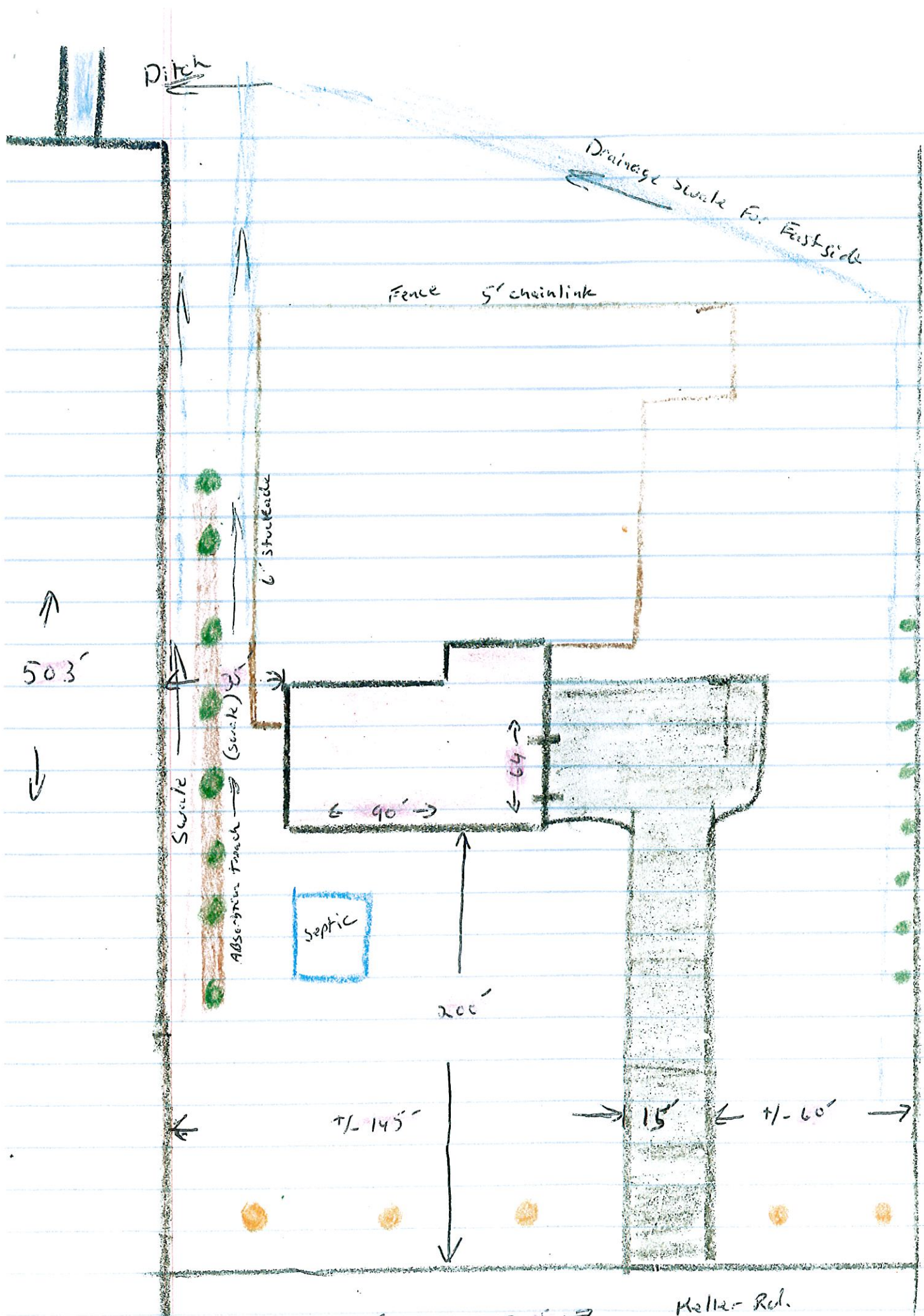
200'

± 145'

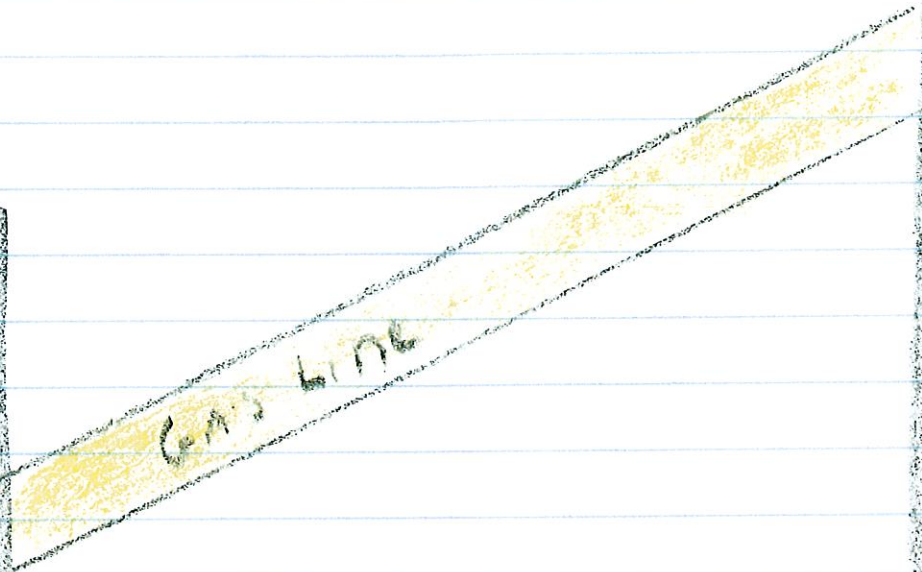
15'

± 60'

Keller Rel.



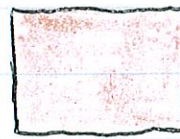
N ↑



Overall House Dim. +/- 90' East/West
+/- 64' North/South
+/- 3500 sqft Ranch home

503'

35' utility line



↑
200'

↓

← 220' →

REQUEST FOR ACTION BY:

TOWN OF CLARENCE, N.Y.

- ☒ Appeal Board
☐ Planning Board
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- ☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Planning and Zoning

Date: October 24, 2016

Action Desired Applicant requests a variance of .18 acres to allow
for the creation of a .82 acre unsewered lot, split from 5175
Brookfield Lane located in the Residential-Single Family zone.

Reason Town Code Reference:

§229-49 (A)

PLEASE PRINT

Name	James Joyce		
Address	5175 Brookfield Lane		
	Clarence	NY	13031
Town/City	State	Zip	
Phone	716-913-2586		
Signed	SIGNATURE ON FILE		

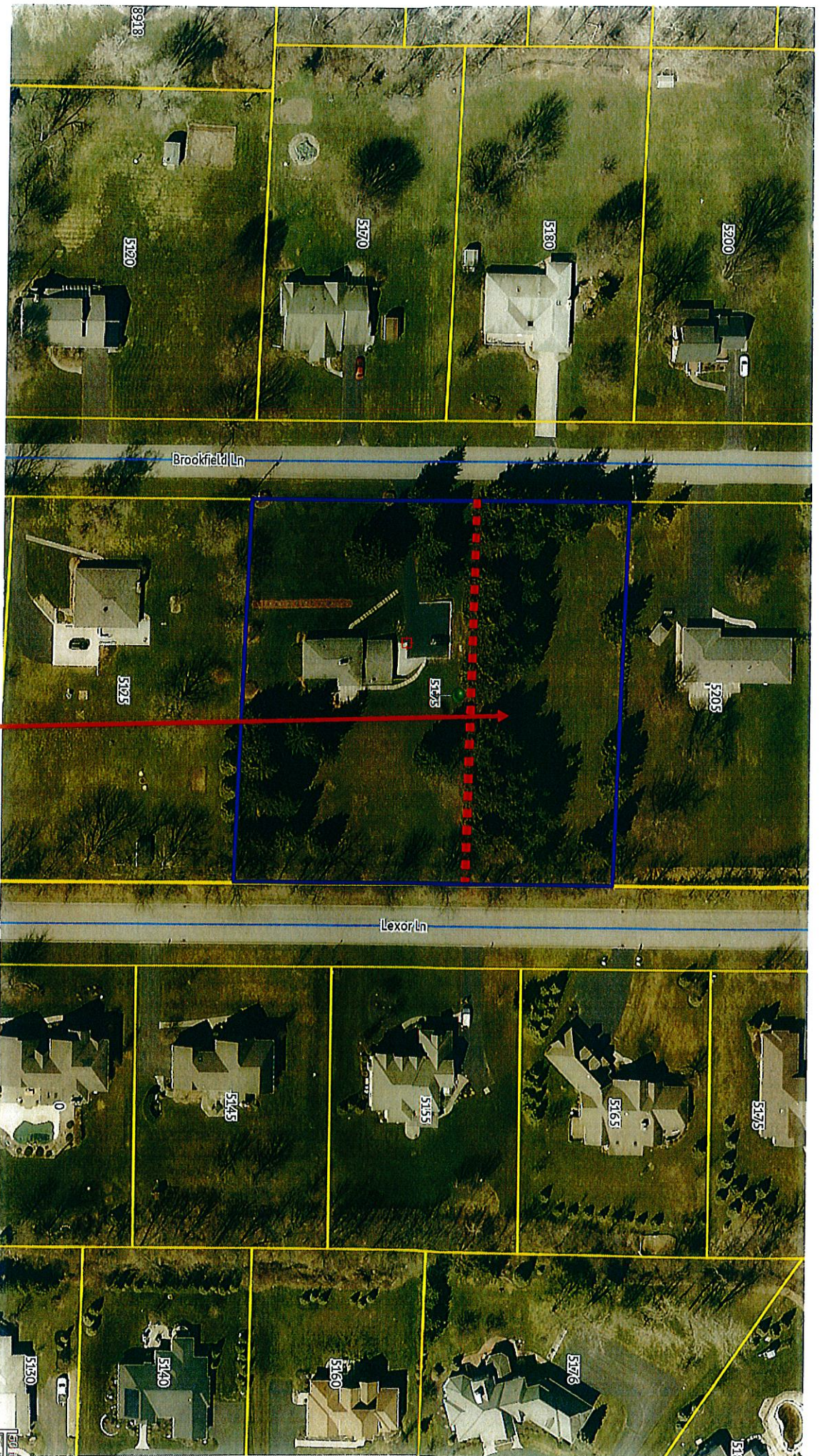
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Initial Action

Approved ☐ by on 20.....
Rejected ☐ by on 20.....
Approved ☐ by on 20.....
Rejected ☐ by on 20.....
Published (Attach Clipping) on 20.....
Hearing Held by on 20.....

Final Action Taken

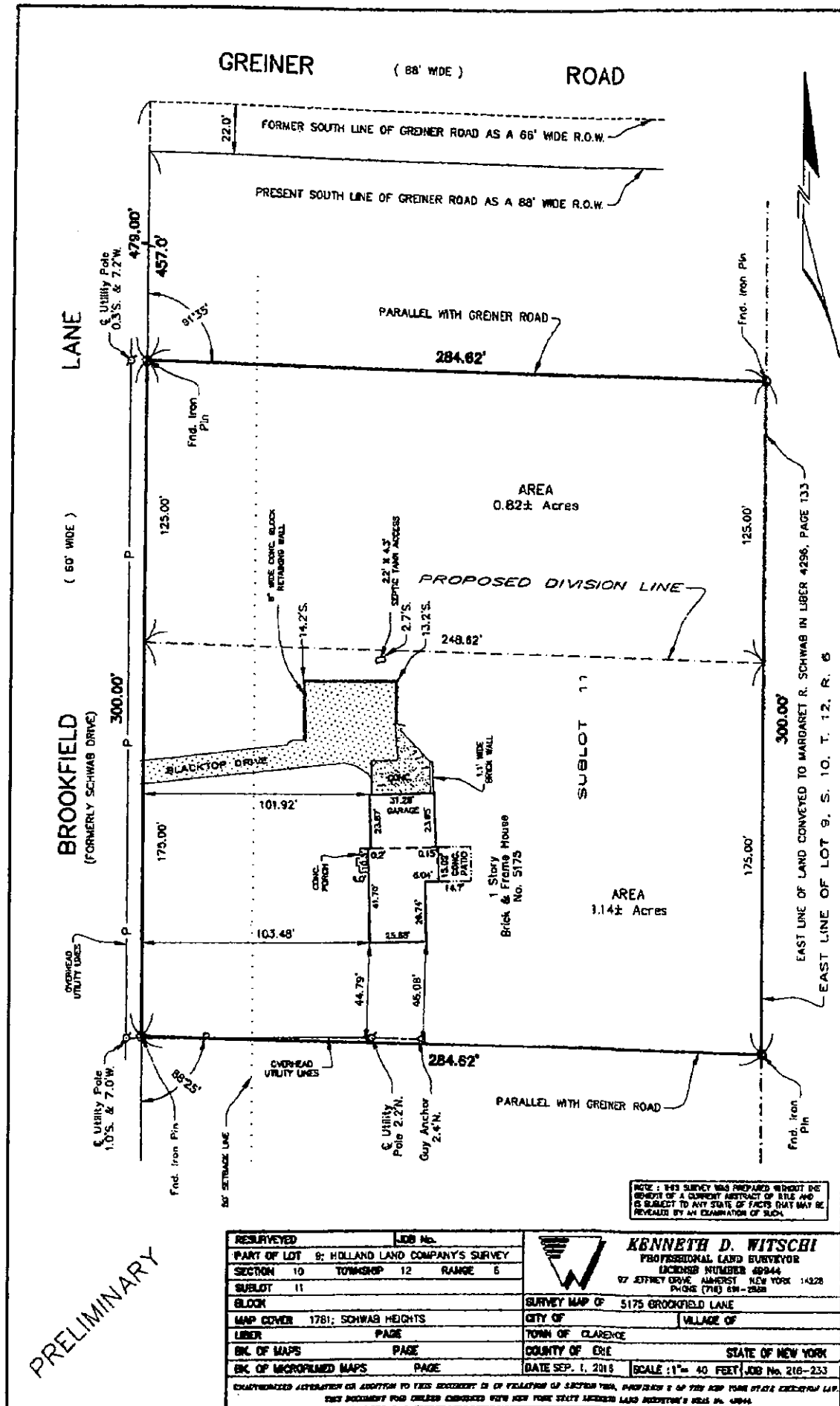
Approved ☐ by on 20.....
Rejected ☐ by on 20.....
Published (Attach Clipping) on 20.....
Filed with Town Clerk on 20.....
Filed with County Clerk on 20.....



* note the parcel lines displayed are approximate



Proposed new residential lot (125'x248.62' = .82 acres)



PRELIMINARY

**REQUEST FOR
ACTION BY:
TOWN OF CLARENCE, N.Y.**

☒ Appeal Board
☐ Planning Board
☐ Town Board

☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Jonathan Bleuer

Date October 26, 2016

Action Desired Applicant requests a variance to allow up to a .550' front yard setback for the construction of a single family residence located at SBL # 31.00-2-26.11 in the Agrictural-Rural Residential zone.

Reason Town Code Reference:
§229-41 (A)

PLEASE PRINT

Name	David and Stacy Stephens		
Address	3233 Hess Road		
	Appleton	NY	14008
Town/City		State	Zip
Phone	716-870-1123		
Signed	SIGNATURE ON FILE		

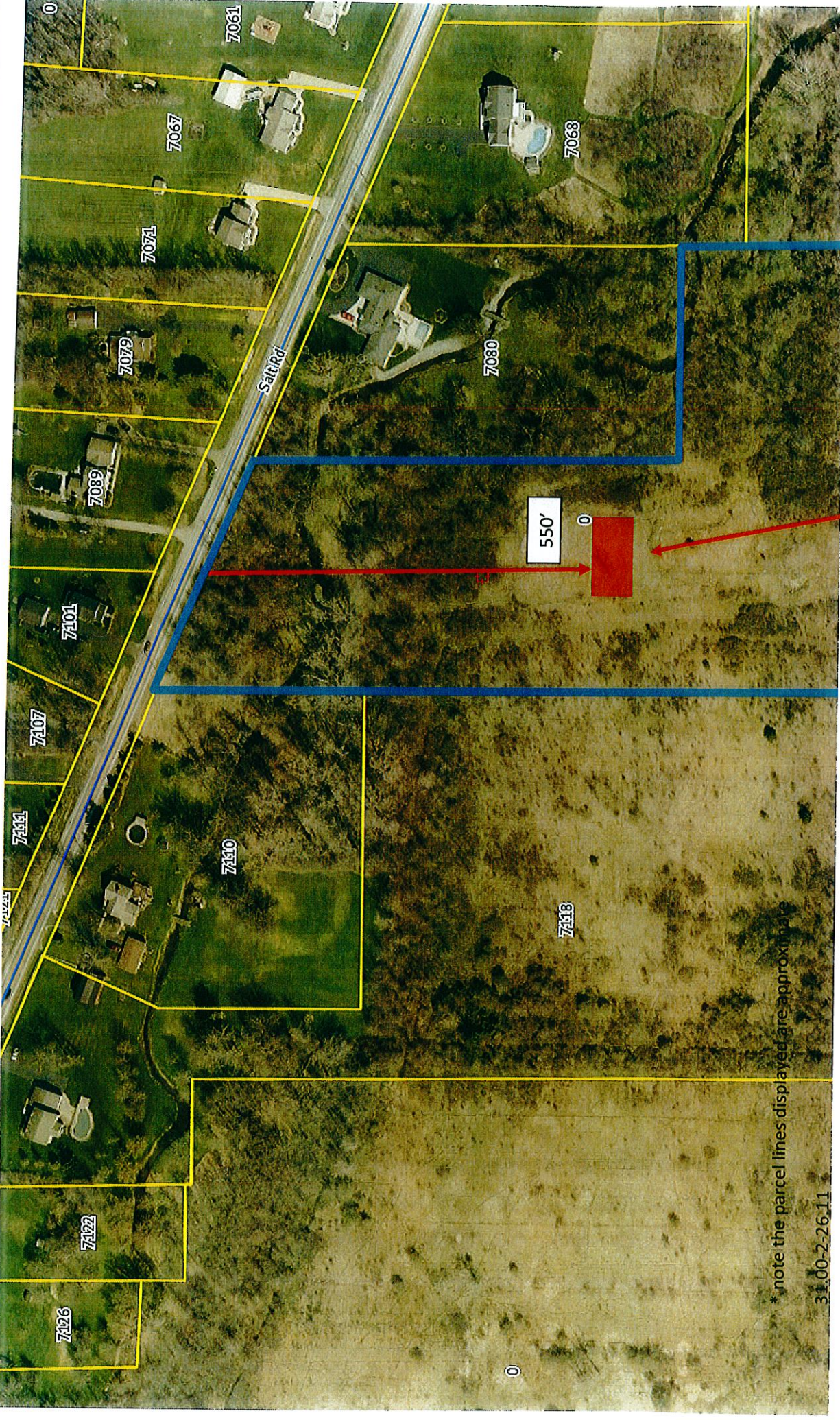
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Initial Action

Approved ☐ _____ on _____ 20____
 Rejected ☐ by _____ on _____ 20____
 Approved ☐ _____ on _____ 20____
 Rejected ☐ by _____ on _____ 20____
 Published (Attach Clipping) _____ on _____ 20____
 Hearing Held by _____ on _____ 20____

Final Action Taken

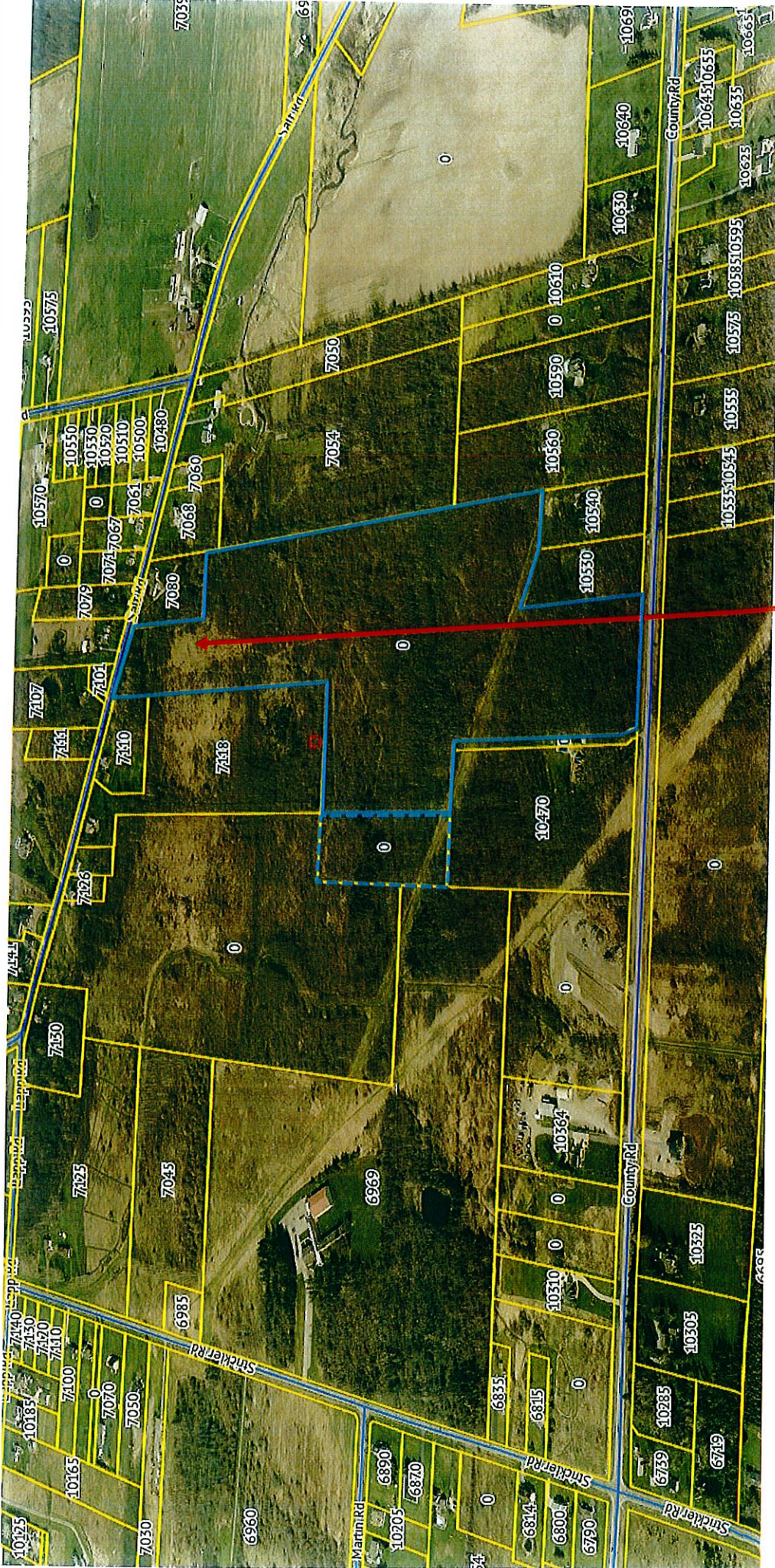
Approved ☐ _____ on _____ 20____
 Rejected ☐ by _____ on _____ 20____
 Published (Attach Clipping) _____ on _____ 20____
 Filed with Town Clerk _____ on _____ 20____
 Filed with County Clerk _____ on _____ 20____



Proposed residential single family home with up to a 550' front yard setback

* note the parcel lines displayed are approximate

31-00-2-26-11



Proposed residential single family home with up to a 550' front yard setback

* note the parcel lines displayed are approximate

31.00-2-26.11 (large parcel) & 31.00-2-5.2 (small dashed parcel)



October 26, 2016

Dear Members of the Town of Clarence Planning and Zoning Board,

We are seeking a front yard setback variance that would allow us to build a single family residence on the property we are purchasing on Salt Road SBL#31.00-2-26.11 & 31.00-2-5.2. This variance is being requested as there are no other feasible options to pursue.

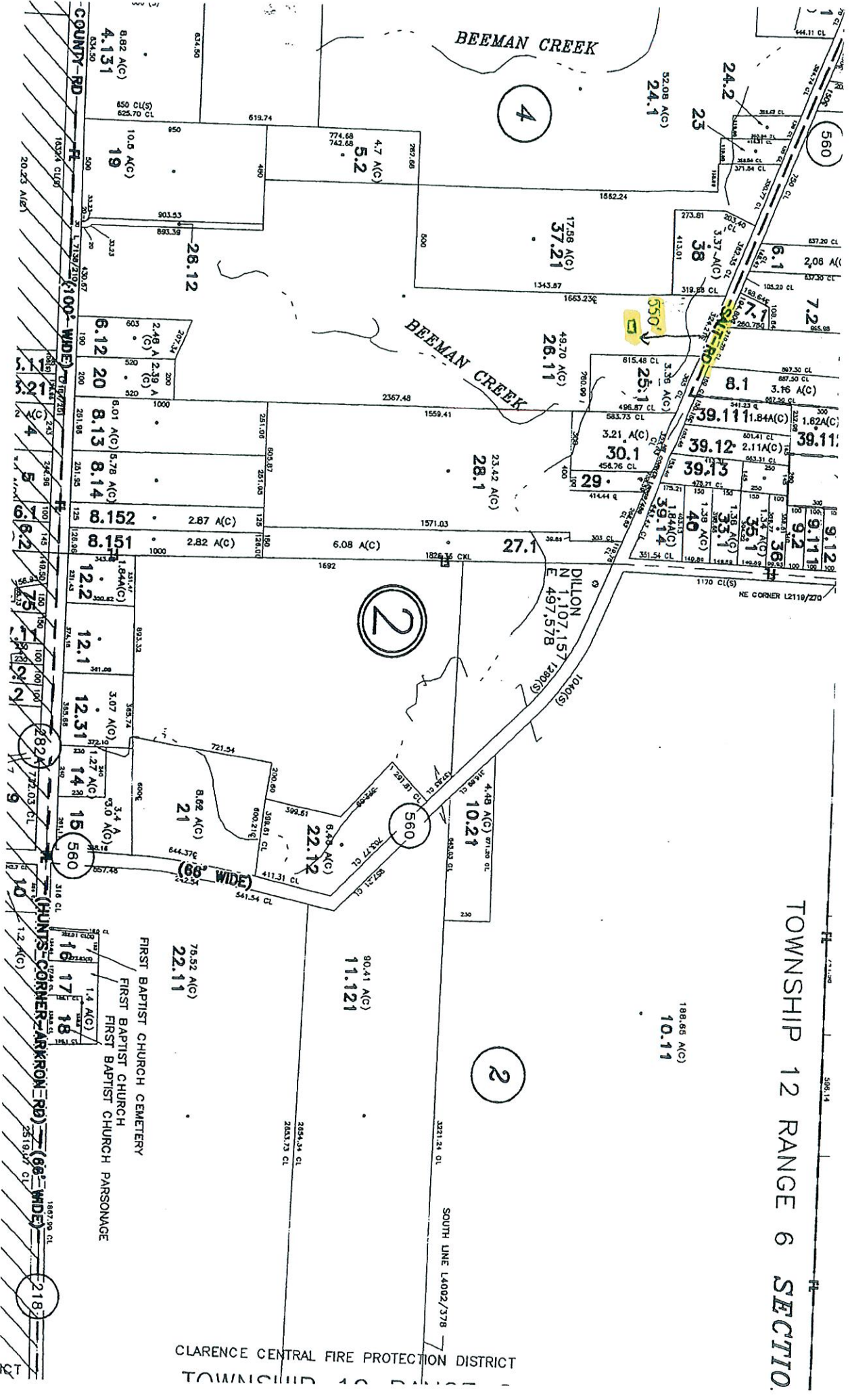
- The proposed building site is on a 54.4 acre parcel of vacant land currently under contract, contingent upon variance approval that would allow a single family residence to be built with a front yard set back of up to 550' from the road. The land has frontage on both Salt and County Roads. Approximately 28.77 acres are void of wetlands.
- The proposed building location would provide the least amount of environmental impact, would eliminate having to cut down numerous trees, maintains current character of the land and neighborhood, maintains privacy to all neighboring properties, will have no adverse impact on the neighborhood or community, will provide a safe distance from the road and creek for our children. The proposed building site is not visible from Salt Road nor by any neighbors due to dense trees and woodland brush.
- The proposed building site has been staked, and a Hunt Real estate sign has been placed at the easiest point of entry into the brush and to cross the creek. Boots will be necessary when crossing the creek. South side of Salt, approximately 1/4 mile northwest of Miland.
- Building on the County Road portion of the land was investigated but is not an option as State and Federal Wetlands encompass almost the entire southern portion of the property.
- Building on the Salt Rd portion of the land, in front (North) of Beeman creek was investigated but is not an option because a septic system will not be allowed by the Erie County Health Department due to current regulations and the close proximity of the creek along this portion of Salt Rd. NY State Appendix 75-A currently requires at least 100' of separation distance from any wastewater system components to any stream, lake, watercourse or wetland. Jennifer Delaney, Engineer for the Erie County Health Department reviewed the property and Beeman creek maps and stated that a wastewater system would not be allowed between Salt Road and Beeman Creek on this property. Ms. Delaney added that there would be no issues installing a properly engineered wastewater system where the land levels off and opens up approximately 400' south of Salt Road.
- On the south side of Beeman creek, the land has a natural and gradual incline through fairly dense trees and brush, leveling off at an open area where the proposed building site and wastewater system would be located.
 - The applicants wish to locate the wastewater system in the front yard so as not to hinder usability of the back yard and to protect the wastewater system (building of a deck, children's playground, patio, pool, etc. in the back yard)
 - Placing the end of the wastewater system where the property opens up at approximately 400' from Salt Road will save many trees. The front of the residence

would be approximately 150' south from that point (depending on wastewater system design) but expected to be no more than 550' from Salt Rd.

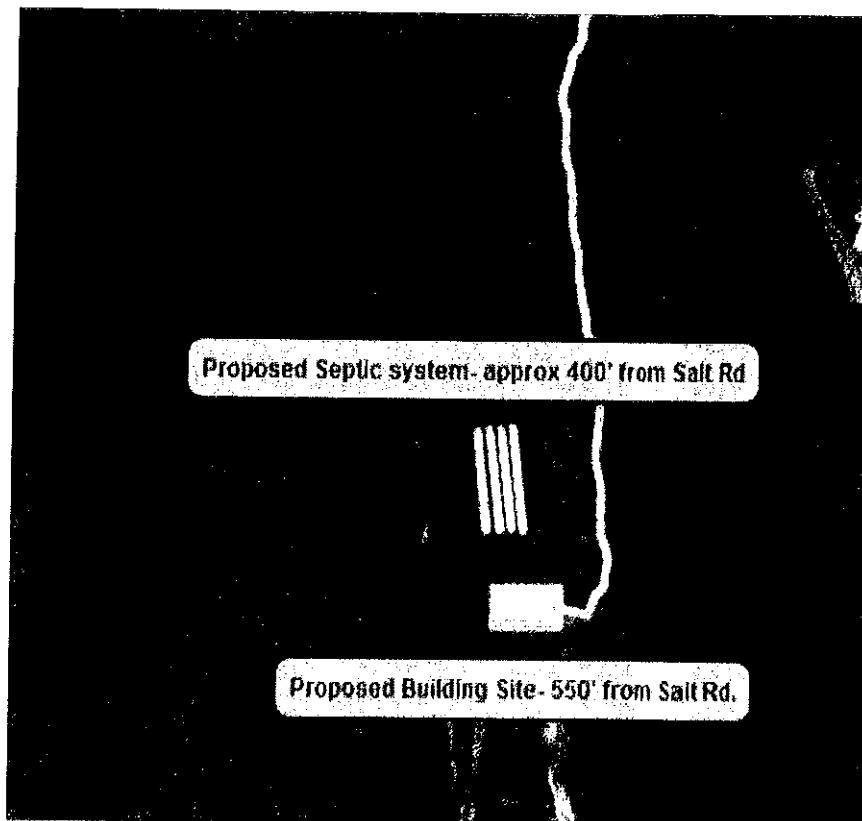
- A driveway would be located on Salt Rd., approximately 20'-30' from the east property line and will extend in a southerly direction crossing Beeman Creek by either a bridge spanning the creek (no environmental impact thus no environmental permits required), or by a culvert bridge crossing (minimal environmental impact, however requires a permit from the U.S. Army Corps of Engineers when disturbing creek bed). If the culvert bridge option is pursued, stringent parameters by the USACE would protect the waterway and neighboring properties. Culverts must be at least 25% wider than the creek so as not to narrow the waterway or cause any backups upstream (to the southeast), and must be embedded 20% into bottom of creek allowing for gravel and a natural creek environment inside of the culvert.
- If the variance is denied the applicants will not purchase the property and will likely cause financial hardship to the current owners as the land would immediately, and significantly depreciate in value being deemed "not buildable" and usable only for recreational purposes moving forward.

Respectfully submitted,
David and Stacy Stephens

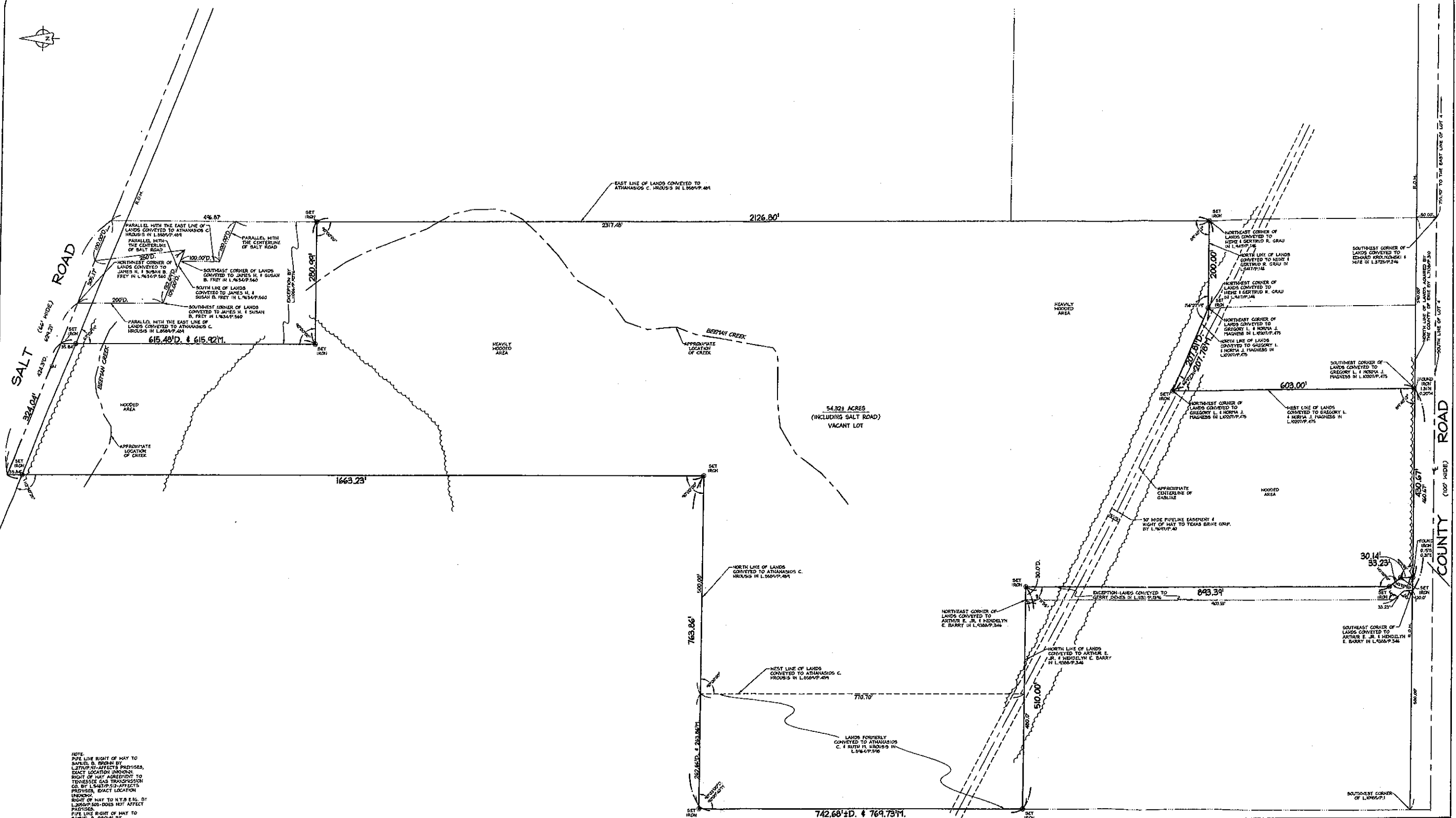
TOWNSHIP 12 RANGE 6 SECTION.



CLARENCE CENTRAL FIRE PROTECTION DISTRICT



Imagery ©2016, DigitalGlobe, New York GIS, U.S. Geological Survey, USDA Farm Service Agency
© Scribble Maps



NOTE:
PIPE LINE RIGHT OF WAY TO
SARVEL D. PROUSIS BY
L. 1970/P. 1001-AFFECTS PREEMPTIONS,
EXACT LOCATION UNKNOWN.
RIGHT OF WAY AGREEMENT TO
TENNESSEE GAS TRANSMISSION
CO. BY L. 1947/P. 1001-AFFECTS
PREEMPTIONS, EXACT LOCATION
UNKNOWN.
RIGHT OF WAY TO N.Y.S. E.G. BY
L. 1950/P. 1001-AFFECTS PREEMPTIONS.
PIPE LINE RIGHT OF WAY TO
SARVEL D. PROUSIS BY
L. 1970/P. 1001-AFFECTS PREEMPTIONS.
RIGHT OF WAY AGREEMENT TO
TENNESSEE GAS TRANSMISSION
CO. BY L. 1947/P. 1001-AFFECTS
PREEMPTIONS, EXACT LOCATION
UNKNOWN.
RIGHT OF WAY TO N.Y.S. E.G. BY
L. 1950/P. 1001-AFFECTS PREEMPTIONS.
PIPE LINE RIGHT OF WAY TO
SARVEL D. PROUSIS BY
L. 1970/P. 1001-AFFECTS PREEMPTIONS.



BOUNDARY SURVEY
OF
VACANT LOT-SALT ROAD

PART OF LOT(S) 4
SECTION 4, TOWNSHIP 12, RANGE 6
TOWN OF CLARENCE
COUNTY OF ERIE STATE OF NEW YORK

3556 Lake Shore Road
Buffalo, New York 14219-1494
(716) 827-8000
www.nussbaumer.com

DRAWN BY: K.R.A.
DATE: 09-21-12
SCALE: 1"=100'

REV: 12-12-12
JOB NO. 12-12-0805
DWG. NO. SC-3656

SHEET NO.
OF

NOTES: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO ANY
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Successors to the records of James L. Shisler, Land Surveyor